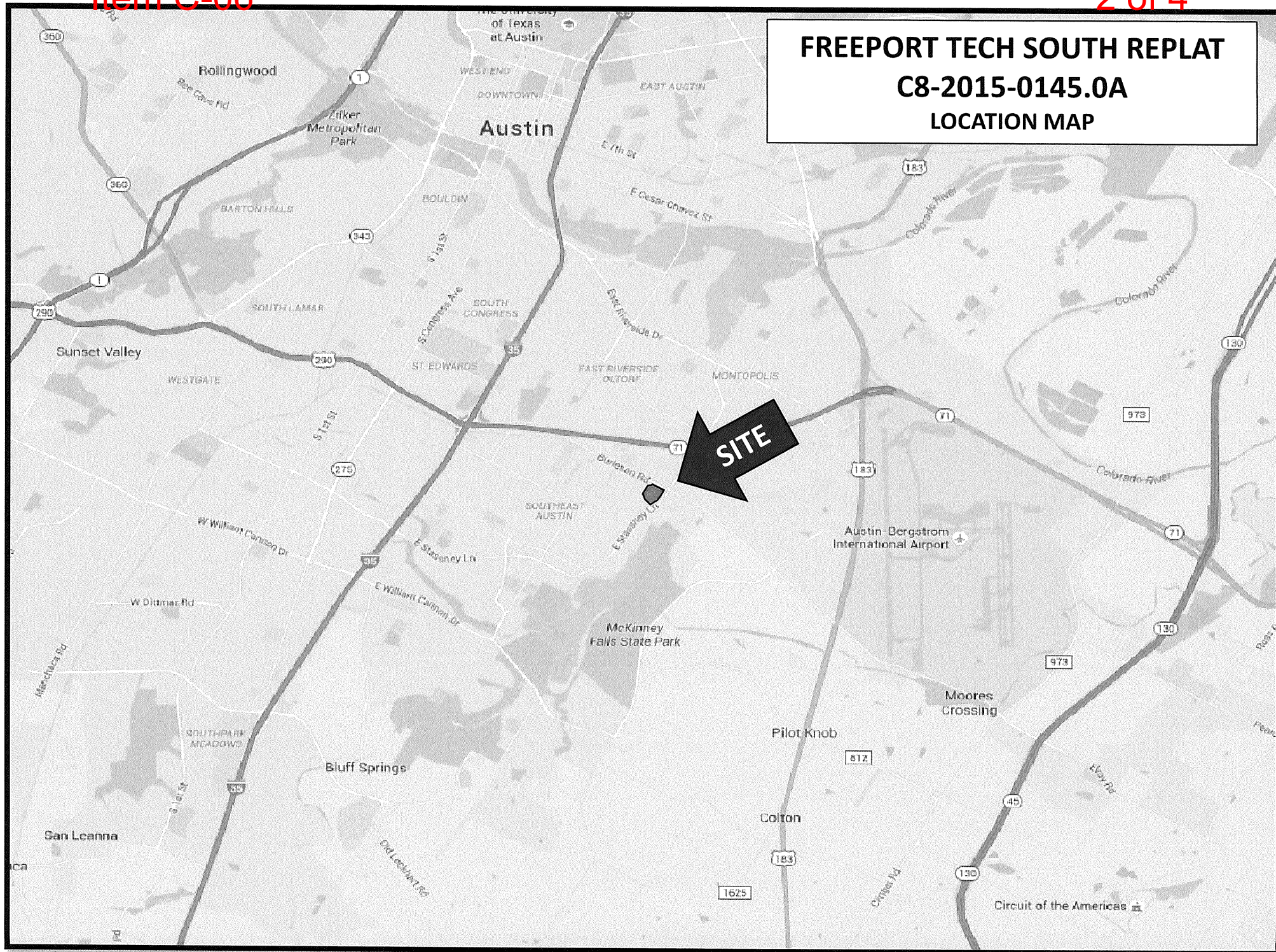
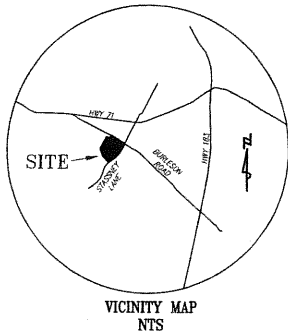


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2015-0145.0A**PC DATE:** May 10, 2016**SUBDIVISION NAME:** Freeport Tech South**AREA:** 33.35 acres**LOTS:** 4**APPLICANT:** Burleson RD-HP, LC
Texas (Richard Anderson)**AGENT:** Carlson, Brigrance & Doering, Inc
(Geoff Guerrero)**ADDRESS OF SUBDIVISION:** 6320 E. Stassney Lane**GRIDS:** MK17**COUNTY:** Travis**WATERSHED:** Carson Creek & Onion Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** LI-PDA-NP**DISTRICT:** 2**LAND USE:** Industrial**NEIGHBORHOOD PLAN:** McKinney**ADMINISTRATIVE WAIVERS:** none**VARIANCES:** none**SIDEWALKS:** Sidewalks will be constructed along the frontages of Burleson Road and E. Stassney Lane.**DEPARTMENT COMMENTS:** The request is for approval of Freeport Tech South, a resubdivision of Lot 1, Block A and Lot 1, Block B of Expo Center Section II. The plat is comprised of 4 lots on 33.35 acres. The applicant proposes to resubdivide two existing lots into four lots for industrial use. The proposed lots comply with zoning requirements for use, lot width and lot size.**STAFF RECOMMENDATION:** The staff recommends approval of the plat. The resubdivision meets all applicable State and City of Austin Land Development Code requirements.**PLANNING COMMISSION ACTION:****CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** steve.hopkins@austintexas.gov

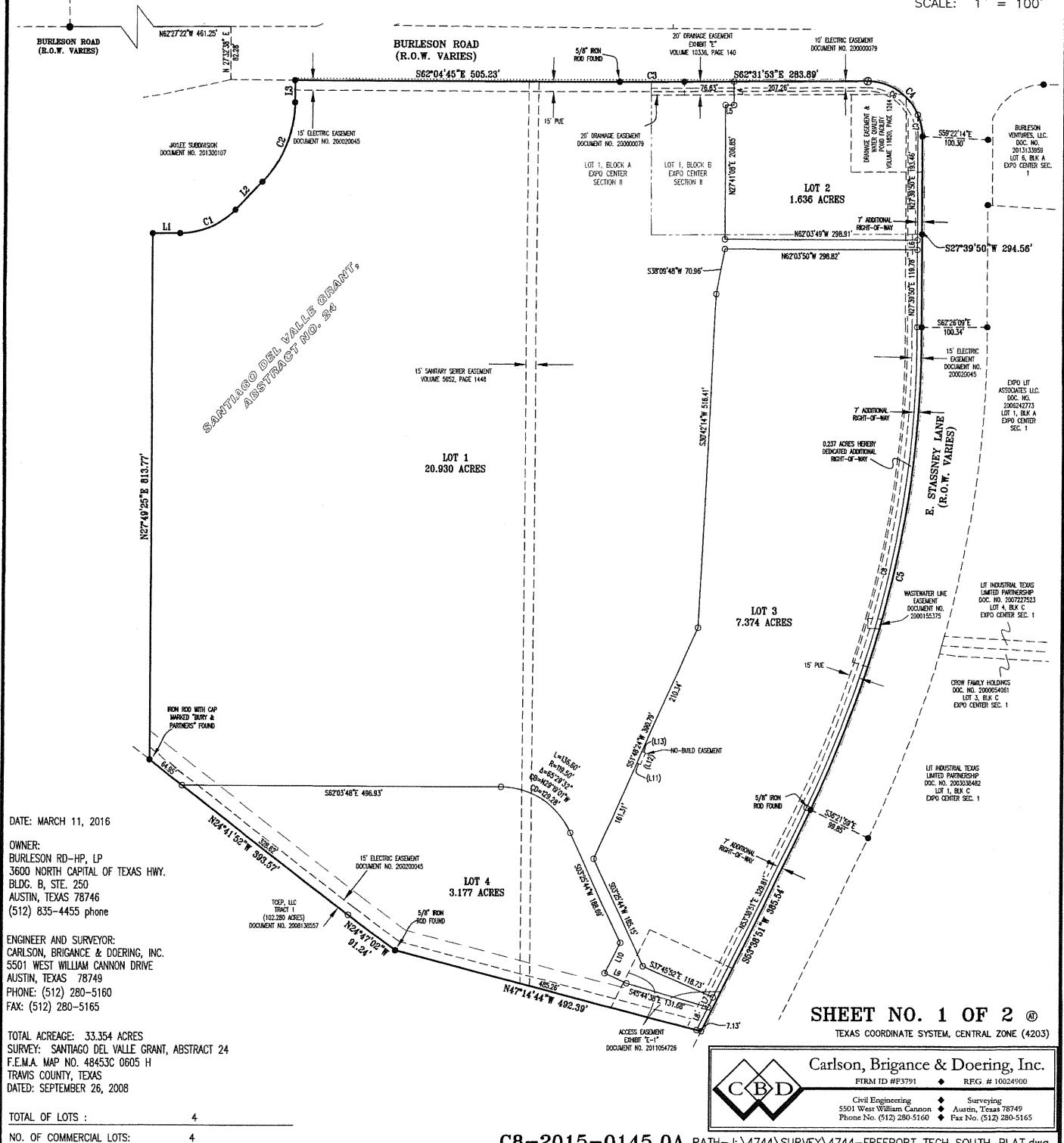


FREEPORT TECH SOUTH, A RESUBDIVISION OF LOT 1, BLOCK A AND LOT 1, BLOCK B OF EXPO CENTER SECTION II



- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - 1/2" IRON ROD WITH CAP SET
 - ⊗ "X" MARK ON CONCRETE FOUND
 - 1 LOT NUMBER
 - ORIGINAL SUBDIVISION LINE
 - PROPOSED SIDEWALK
 - EXISTING SIDEWALK

SCALE: 1" = 100'



FREEPORT TECH SOUTH, A RESUBDIVISION OF LOT 1, BLOCK A AND LOT 1, BLOCK B OF EXPO CENTER SECTION II

GENERAL NOTES:

- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE UTILITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- PRIOR TO CONSTRUCTION ON THE LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT OF EXISTING CONDITIONS.
- NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 150 FEET (150') OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE EDGE OF PAVEMENT OF AN INTERSECTING ARTERIAL STREET. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET (50') OF 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET.
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- THE MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN CHAPTER 25-8, THE ENVIRONMENTAL CRITERIA MANUAL AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- A 10 FOOT (10') P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREETS.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- TWO-YEAR PEAK FLOW CONTROL AS DETERMINED UNDER THE DRAINAGE CRITERIA MANUAL AND THE ENVIRONMENTAL CRITERIA MANUAL IS REQUIRED PURSUANT TO THE LAND DEVELOPMENT CODE SECTION 25-7-61.
- PRIOR TO CONSTRUCTION, EXCEPT FOR SINGLE-FAMILY OR DUPLEX DEVELOPMENT, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- THE LANDOWNER SHALL BE RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING THE WATER AND WASTEWATER UTILITY IMPROVEMENTS TO SERVE EACH LOT.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: BURLISON ROAD AND EAST STASSNEY LANE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNER OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, EXPO CENTER SECTION II LOT 1, BLOCK A & LOT 1, BLOCK B, SHALL APPLY TO THIS RESUBDIVISION PLAT.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
- JOINT-USE LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
- JOINT USE ACCESS IS HEREBY DEDICATED FOR LOTS 1, 2, AND 6.
- THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE AUSTIN WATER UTILITY.
- NO-BUILD EASEMENT ON LOT 3 SHALL BE PERPETUAL AND PROHIBITS THE CONSTRUCTION OF NEW OR ADDITIONAL ABOVE-GROUND STRUCTURES, INCLUDING, BUT NOT LIMITED TO, A SHED, FENCE, OR ANY OTHER ABOVE-GROUND BUILDING OR STRUCTURE, OR EAVES OR OTHER PROJECTIONS UPON ANY PORTION OF THE NO-BUILD EASEMENT AREA.

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, CHARLES R. BRIGANCE JR., P.E., AM AUTHORIZED TO PRACTICE THE PROFESSION OF CIVIL ENGINEERING IN THE STATE OF TEXAS, AND HEREBY CERTIFY THAT THE ENGINEERING PORTIONS OF THIS PLAT COMPLY WITH CHAPTER 25 OF THE AUSTIN CITY CODE, OF 1981, AS AMENDED.

FLOOD PLAIN NOTES: NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48453 C 0605 H, FOR TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

ENGINEERING BY:

CHARLES R. BRIGANCE JR., P.E. NO. 64346
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749



CARLSON, BRIGANCE & DOERING, INC.
D# F3791

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS: THAT BURLISON RD-HP, LP, BEING OWNERS OF EXPO CENTER SECTION II, LOT 1, BLOCK A, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200200045 AND EXPO CENTER SECTION II, LOT 1, BLOCK B, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200000079 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 201504682 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE EXPO CENTER SECTION II, LOT 1, BLOCK A, AND LOT 1, BLOCK B IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

FREEPORT TECH SOUTH, A RESUBDIVISION OF LOT 1, BLOCK A AND LOT 1, BLOCK B OF EXPO CENTER SECTION II

AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS 14TH DAY OF MARCH, 2016 A.D.

BURLISON RD-HP, LP
BY: GP BR-HP, INC., its GENERAL PARTNER
BY: RICHARD E. ANDERSON
ITS: PRESIDENT
3600 NORTH CAPITAL OF TEXAS HWY.
BLDG. B, STE. 250
AUSTIN, TEXAS 78746
(512) 835-4455 phone

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD E. ANDERSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS DAY OF , 20 A.D.

NOTARY PUBLIC IN AND FOR COUNTY, TEXAS

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE OF THE CITY OF AUSTIN ON THIS DAY OF , 20 .

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING & DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, TEXAS, THIS DAY OF , 20 .

RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS, THE DAY OF , 20 .

CHAIR

SECRETARY

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, AARON V. THOMASON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 25 OF THE AUSTIN CITY CODE, OF 1981 AS AMENDED, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY:

AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
aaron@cbdeng.com

DATE: 11 MAR 2016



STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF , 20 A.D., AT O'CLOCK M., AND DULY RECORDED ON THE DAY OF , 20 A.D., AT O'CLOCK M., IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOCUMENT NUMBER .

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT, THIS THE DAY OF , 20 A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: DEPUTY

FILED FOR RECORD AT O'CLOCK M., THIS THE DAY OF , 20 A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: DEPUTY

Line Table			
Line #	Length	Direction	
L1	43.85	S82°13'49"E	
L2	61.00	N72°00'30"E	
L3	32.09	N27°34'01"E	
L4	35.81	N27°28'07"E	
L5	13.04	S61°53'36"E	
L6	15.00	N27°39'50"E	
L7	17.00	N53°38'51"E	
L8	40.08	N53°38'51"E	
L9	37.00	S36°06'45"E	
L10	53.25	S53°53'15"W	

Line Table			
Line #	Length	Direction	
(L11)	6.00	S38°11'36"E	
(L12)	18.14	N51°48'24"E	
(L13)	6.00	N38°11'36"W	

Curve Table							
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA	
C1	95.53	120.00	S85°06'43"E	93.03	50.46	45°36'46"	
C2	136.71	175.00	N48°39'56"E	133.28	72.06	44°45'38"	
C3	100.28	13590.46	S62°17'43"E	100.28	50.14	0°25'22"	
C4	134.06	85.00	S17°35'22"E	120.59	85.55	90°22'06"	
C5	771.67	1700.00	S40°35'40"W	765.07	362.60	28°00'28"	
C6	99.43	85.00	N29°15'46"W	93.86	56.28	67°01'18"	
C7	34.64	85.00	N15°55'17"E	34.40	17.55	23°20'47"	
C8	768.50	1693.00	N40°35'40"E	761.92	390.99	28°00'28"	

SHEET NO. 2 OF 2



Carlson, Brigance & Doering, Inc.

FIRM ID: #F3791 REG. # 10024900

Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165